



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Accept the dedication from Donald Wong for property located at 100 East Pine Street

MEETING DATE: December 16, 1998

PREPARED BY: Community Development Director

RECOMMENDED ACTION:

That the City Council authorize the City Manager to accept the property dedication from Donald and Jannie Wong for property located at 100 East Pine Street and record the deed prior to December 31, 1998.

BACKGROUND INFORMATION:

Mr. And Mrs. Donald Wong submitted a request for the City to consider the acceptance of a dedication of property that they own at 100 East Pine Street. The property contains a commercial building that historically has been used as a restaurant. The Wong's built the building in 1966 to house "The New Shanghi Chinese Restaurant." Mr. Wong desires to see the building used "for the benefit of the citizens of Lodi" and that it not be demolished for at least ten (10) years. In particular, as indicated in the attached letter, the Wong's would prefer that senior citizens or youth have the opportunity to use the property.

Pursuant to direction from the City Council, staff has had a Phase I environmental report completed. The results of that report indicate that asbestos is contained within the floor tiles. As a follow-up measure, we have an estimate of approximately \$10,000 to remove the affected areas. A review of the title report for the property shows a clear history with no encumbrances appearing.

FUNDING: None Applicable

A handwritten signature in black ink, appearing to read "Konradt Bartlam".

Konradt Bartlam
Community Development Director

KB/lw

Attachments

cc: Public Works Director

APPROVED: _____

A handwritten signature in black ink, appearing to read "H. Dixon Flynn".

H. Dixon Flynn -- City Manager

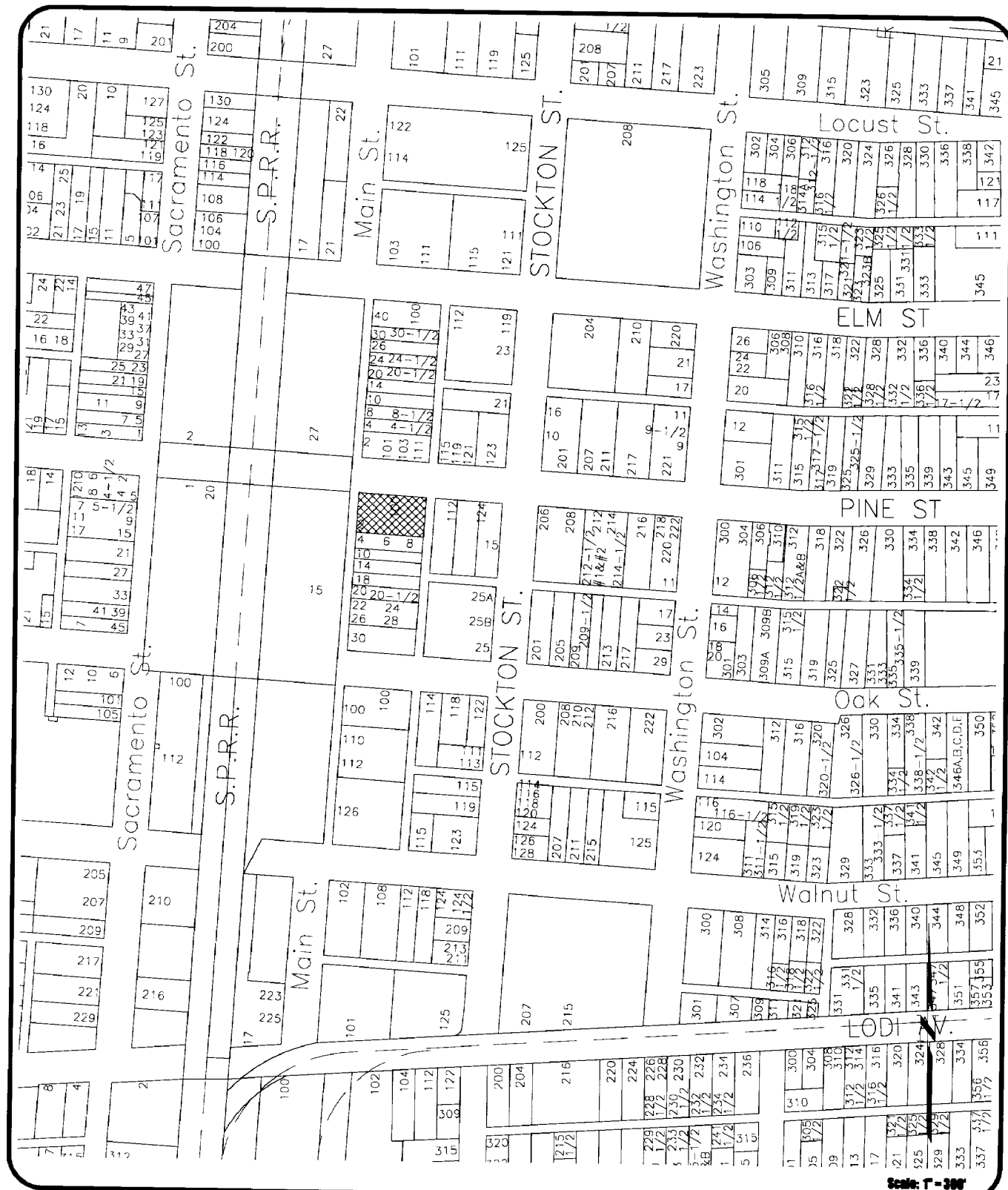


CITY OF LODI

COMMUNITY DEVELOPMENT

Exhibit A

100 East Pine Street



Donald Wong

2112 Sunwest Drive

Lodi, CA 95242

209-334-6057

August 29, 1998

Mr. Dixon Flynn
City Manager
City of Lodi
P.O. Box 3006
Lodi, CA 95241

Re: 100 E. Pine St. Property Dedication to the City

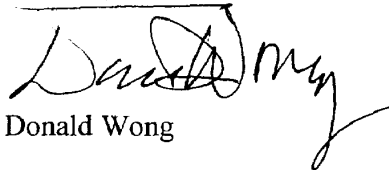
Dear Mr. Flynn:

Per my conversation with Mr. Rad Bartlam and Mr Jeffrey Kirst, my wife, Jannie and I hereby submit the above referenced property for dedication to the City of Lodi.

It is my hope that the City would utilize the property for at least the next 10 years for the benefit of the citizens of Lodi, and would not sell it as an excess property until at least that time had elapsed. I would particularly prefer that seniors citizens or youth have the chance to use the property, either some sort of a senior center or youth meeting place or recreational property.

It is my understanding that the City is considered a Federal Tax Code Section 501 (c) (3) organization and would accept this property under this code section. Please process this request and submit it to the City Council for acceptance as soon as practical.

Sincerely,



Donald Wong

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO

Name City Clerk
City of Lodi
Street Address P.O. Box 3006
City & State Lodi, CA 95241
Zip

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T 355 Legal (2-94)

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ _____

☐ _____ unincorporated area ☐ City of _____

Parcel No. _____

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DONALD M. WONG AND JANNIE H. WONG, HIS WIFE, AS JOINT TENANTS

hereby GRANT(S) to

THE CITY OF LODI, A MUNICIPAL CORPORATION

the following described real property in the CITY OF LODI
county of SAN JOAQUIN, state of California:

LOTS 1, 2 and 3 in Block 27 City of Lodi, according to the official Map thereof
filed in Volume 2 of Maps, page 12, San Joaquin County Records.

Dated _____

STATE OF CALIFORNIA
COUNTY OF _____ } S.S.

On _____ before me,

a Notary Public in and for said County and State, personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature _____

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State